



6 Shute Hill, Mawnan Smith

Guide Price £450,000 FREEHOLD



Heather & Lay  
*The local property experts*



## THE LOCATION

Shute Hill is a popular development built by respected SNW Homes on the outskirts of Mawnan village. The village is about 1.5 miles from Helford Passage and the river. Mawnan itself has good local amenities which include a highly rated primary school, beautiful Norman Church, the 17th century Red Lion pub and a general store, garage and doctors' surgery. The village hall also holds regular events throughout the year and is home to a wide variety of village groups. There are cricket, football and bowling clubs in the village. The "Old Smithy" workshops have a working blacksmith and other artisans/craftspeople. Areas of coastline and countryside surrounding the village are arguably amongst some of the finest found in Cornwall. Mawnan is also home to Trebah Garden, one of the Great Gardens of Cornwall, rated among the 80 finest gardens in the world and Glendurgan Garden, owned by the National Trust, with its intriguing cherry laurel maze. Falmouth, about four miles away and is accessed by a regular bus service. Falmouth has long been a popular boating and water sports location; it boasts the world's third largest deep-water harbour and is the country's first and last major port. Sandy, south facing beaches, fine restaurants and bars, art galleries and shops prove to be a constant lure for those seeking a warmer and more refined way of life. This, combined with the peace and tranquillity that the magnificent surrounding countryside and coastline has to offer, makes Falmouth and this area in particular, unquestionably one of the country's favourite locations.







- Link detached family house, requiring updating
- Extended three bedroom accommodation
- Sociable 18' kitchen/dining room
- 17' bow window sitting room
- Separate dining room/living room & conservatory extension
- First floor bathroom/wc & en-suite shower; Cloakroom/wc downstairs
- Generous, enclosed & sheltered rear garden

### THE PROPERTY

6 Shute Hill has been a much loved home to the generations of family who have lived here for over 20 years. Before their ownership, the house was meaningfully expanded to provide a generous further reception/living room, in addition to the sizable fitted kitchen/dining room and the bow window sitting room. In more recent years, a 'proper' conservatory/garden room was added, all of which makes the house spacious with plenty of living space downstairs. Upstairs remains 'original' in size with three bedrooms, the large main having an en-suite shower room/wc added, plus there's the main bathroom, and a cloakroom/wc downstairs. Number 6 requires some modernisation and uplifting, but its very generous garden and plot size make it a great house to personalise and create a special home with remarkable living space.



### ACCOMMODATION IN DETAIL

Covered portico. Panel effect and obscure glazed door into...

### HALLWAY

Turning stairs to first floor. Under stair cupboard. Central heating thermostatic control. Radiator. Wide double, multipane door to kitchen/dining room, door to sitting room and...

### CLOAKROOM/WC

White button flush WC, and hand basin. Obscure UPVC double glazed window to front. Radiator.

### SITTING ROOM

Bowed UPVC double glazed window to front. Fireplace surround with inset Calor gas fuelled living coal flame fire set on a tiled hearth with timber kerb. two radiators. Opening into....









### **DINING ROOM EXTENSION**

UPVC double glazed window to rear. A sizeable, useful extension with monopitch roof, 10' (3.05m) high at its apex. Velux double glazed roof light. Wooden floor. Radiator. Window and stable door into....

### **CONSERVATORY**

Block base wall, UPVC double glazed atop with part plastered, part UPVC double glazed ceiling. UPVC double glazed French doors out into the garden. Ceramic tile floor.

### **KITCHEN**

UPVC double glazed window to rear. Range of base and eye level cupboards and drawers, worktops with inset stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine and dishwasher. Integrated fridge/freezer. Chest height double oven and grill. Propane gas fired five element stainless steel hob. Stainless steel extraction hood. Ceiling spotlights.

### **FIRST FLOOR**

Turning stairs and rail to....

### **LANDING**

UPVC double glazed window to side. Access to loft space. Deep airing cupboard housing the hot water tank and immersion. Panel doors to three bedrooms and...

### **BATHROOM**

Ceramic wall tiled. Three piece suite comprising panel bath, pedestal hand basin and WC. Obscure double glazed window to front. Radiator.

### **BEDROOM ONE**

Spacious double room with UPVC double glazed windows to side and back and a lovely outlook to valley and rolling countryside. Radiator.

### **EN SUITE SHOWER ROOM**

Obscure UPVC double glazed window to rear. Walk-in shower cubicle. WC and hand basin.







## BEDROOM TWO

UPVC double glazed window to front. Radiator.

## BEDROOM THREE

UPVC double glazed window to rear. Built-in cupboard space. Radiator.

**FRONT GARDEN** Front tarmac drive to comfortably park two large cars, to garage. Wide brick pathway for level access to the front door, sweeping around, step free to the side and to the rear garden. Number 6 lies within a larger than average plot and garden with area of front lawn interspersed with palms, a maple, strawberry tree and firs. Hedge of conifer. Front shrub bed with hydrangea, clematis and box hedge.

**REAR GARDEN** Wide side gate and timber arbor around to what is an unexpectedly large and lovely enclosed garden, much of which enjoys summer sunshine for most of the day. To the side of the conservatory is a generous paved terrace beside which is a raised bed containing camelia, myrtle weigela, magnolia, a pear tree and holly. Boundaries are in stout, high timber panel fencing affording much privacy and with a lovely outlook beyond to the valley, trees and countryside. The garden is approximately 80' wide, level, partly laid to lawn with shrub beds, border and pathway. Oil storage tank and two timber sheds. Calor gas connection point. Outside tap and power points. Elderly timber summerhouse.

**SINGLE GARAGE** 16' 7" x 8' (5.05m x 2.44m) Up and over door. Door to rear garden. Roof storage. 'Grant' oil-fired boiler fuelling radiator central heating and hot water supply.

Council Tax band: E

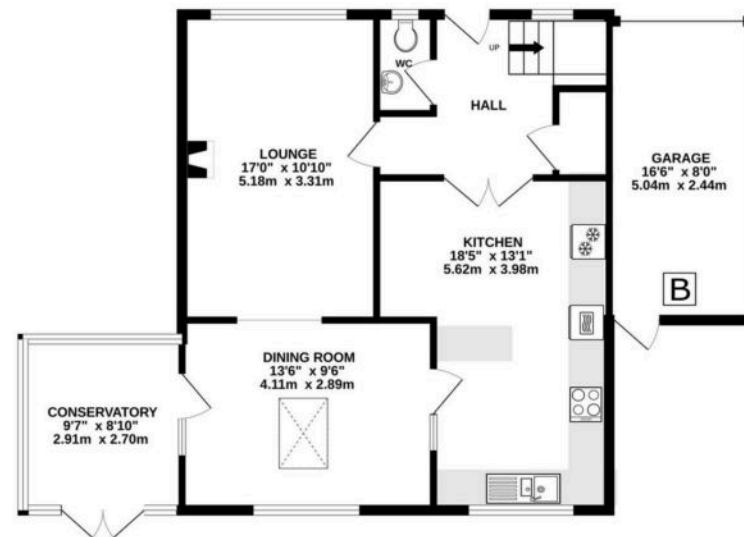
Tenure: Freehold

EPC: E

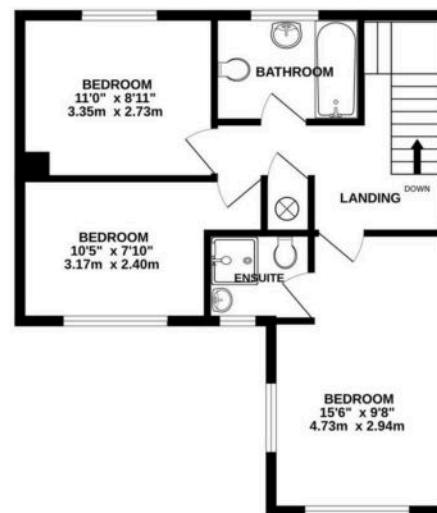
Services: Mains water, electricity & drainage. Oil -fired central heating.



GROUND FLOOR  
869 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 1374 sq.ft. (127.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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